

UTILITY INFORMATION	
CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES "LINE SPOTTED" BY CALLING 1-800-292-8925 (ALABAMA ONE-CALL) OR BY CONTACTING LOCAL UTILITY COMPANIES	
WATER/SEWER:	GULF SHORES UTILITIES 1629 EAST 1ST STREET, GULF SHORES, AL 36547 DOUGLAS BAILEY (251) 751-1691
POWER:	BALDWIN EMC 19600 STATE HIGHWAY 59, SUMMERDALE, AL 36580 MICHAEL MANNING (251) 989-0123
GAS:	RIVIERA UTILITIES 413 EAST LAUREL AVENUE, FOLEY, AL 36536 DANNY SCOTT (251) 943-5001

	BENCHMARK	
	REBAR IRON FOUND	
	CAPPED ROD FOUND	
	CAPPED ROD SET	
	POINT KNOWN NAIL SET	
	RIGHT-OF-WAY	
	CENTERLINE	
	PROPERTY LINE	
	PROPERTY LINE (ADJACENT)	
	EXIST. EASEMENT LINE	
	EXIST. UNDERGROUND ELECTRIC LINE	
	EXIST. WATER LINE	
	EXIST. SANITARY SEWER LINE	
	EXIST. GAS LINE	
	EXIST. WROUGHT IRON FENCE LINE	
	EXIST. CHAINLINK FENCE LINE	
	EXIST. PIPE	
	PROPOSED EASEMENT LINE	
	PROPOSED SETBACK LINE	
	PROPOSED 12\"/>	
	PROPOSED 24\"/>	
	EXIST. ELECTRICAL VAULT	
	EXIST. LIGHT POLE	

	EXIST. ELECTRICAL METER
	EXIST. ELECTRICAL BOX
	EXIST. TELEPHONE PEDESTAL
	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. SANITARY SEWER MANHOLE
	EXIST. GAS VALVE
	EXIST. GAS LINE MARKER
	EXIST. GAS METER
	EXIST. STORM SEWER MANHOLE
	EXIST. ASPHALT PAVING
	EXIST. CONCRETE
	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
	PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)

UTILITY SANITARY SEWER NOTES:

1. THE GRAVITY SANITARY SEWER LINE AND SERVICES ARE TO BE INSTALLED WITHIN THE RIGHT-OF-WAY OR UTILITY EASEMENTS. THE 4" SANITARY SEWER LATERAL CLEANOUT IS LOCATED 1' OFF THE BACK OF REAR PROPERTY LINE (TYPICAL). THE SERVICE SYMBOLS ARE NOT SHOWN TO SCALE.
2. SANITARY SEWER LINE MATERIAL TO BE 8" SDR 35 PVC, GREEN IN COLOR. SANITARY SEWER LATERAL MATERIAL TO BE 4" SDR 35 PVC, GREEN IN COLOR.
3. SANITARY SEWER LINE BURY DEPTH SHALL BE PER PLAN, WITH LATERAL MIN. 48" BURY DEPTH.
4. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF ALL SANITARY SEWER SERVICES, CONNECTIONS, AND FITTINGS.

UTILITY WATERLINE NOTES:

1. ALL FIRE HYDRANTS SHALL HAVE A BLUE REFLECTIVE PAVEMENT MARKER (TYPICAL) PLACED ON THE PAVEMENT IN FRONT OF THE HYDRANTS.
2. THE WATER SERVICES ARE TO BE INSTALLED WITHIN THE RIGHT-OF-WAY OR UTILITY EASEMENTS. THE SERVICE SYMBOLS ARE NOT SHOWN TO SCALE.
3. WATER LINE MATERIAL TO BE 8" C900 PVC, DR 21, BLUE IN COLOR. WATER SERVICE LINE TO BE 1" TYPE "K" COPPER WITH METER YOKE TYPE FORD VBHH44-10W OR MUELLER H-14118-2AN.
4. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY OF ALL WATER SERVICES, CONNECTIONS, AND FITTINGS.

NOTES TO CONTRACTOR:

1. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
2. AFTER THE STORM DRAIN SYSTEM AND GRAVITY SANITARY SEWER SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THESE SYSTEMS AND SUBMIT VIDEO TO THE ENGINEER FOR REVIEW.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
4. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
5. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDERS.

EXISTING UTILITIES DISCLAIMER:

EXISTING UTILITIES INDICATED ON THESE PLANS ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS REQUIRED TO VERIFY LOCATION, BURY DEPTH, SIZE AND MATERIAL TYPE PRIOR TO ANY UTILITY IMPROVEMENTS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES THAT ARE FOUND.



JADE CONSULTING

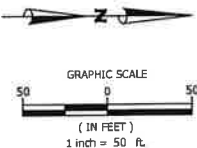
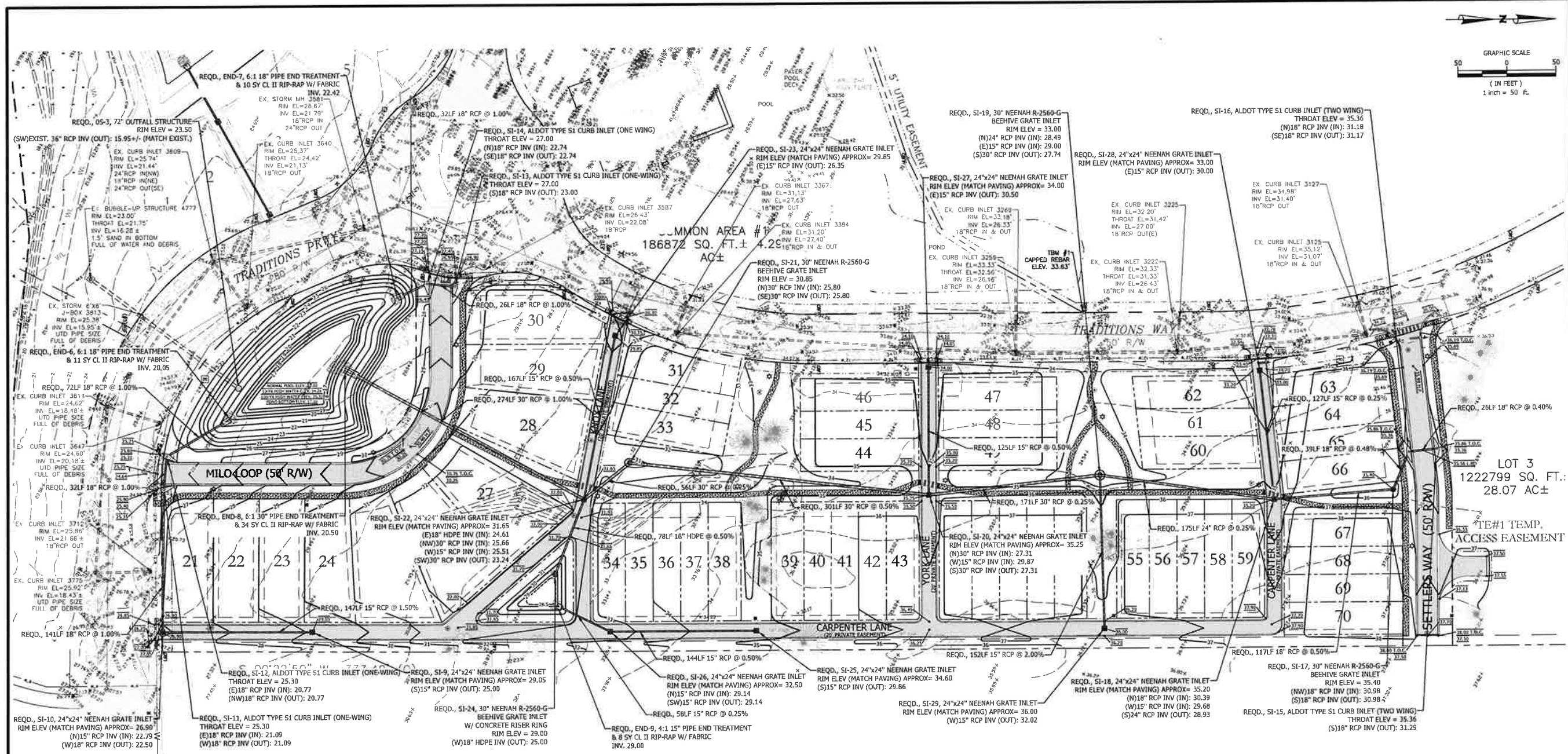
208 Greens Rd North, Ste. C
Fairhope, Alabama 36532
P.O. Box 1929
Fairhope, Alabama 36533
Phone: (251) 928-3443
jadeconsulting.com
(A/E) 723.016737



NO.	REVISION	CITY COMMENTS	DATE	APPR.
1.			1/7/22	

UTILITY PLAN
COLONIAL TRADITIONS - PHASE 2
DILWORTH DEVELOPMENT, INC.

JOB NO:	1769.20
SCALE:	1" = 50'
DATE:	JAN 2022
DRAFTER:	WNG
SHEET:	C7.0



LEGEND

- | | | | |
|--|----------------------------------|--|---|
| | BENCHMARK | | EXIST. WATER VALVE |
| | REBAR IRON FOUND | | EXIST. FIRE HYDRANT |
| | CAPPED ROD FOUND | | EXIST. SANITARY SEWER MANHOLE |
| | CAPPED ROD SET | | EXIST. GAS VALVE |
| | POINT KNOWN NAIL SET | | EXIST. GAS LINE MARKER |
| | RIGHT-OF-WAY | | EXIST. GAS METER |
| | CENTERLINE | | EXIST. STORM SEWER MANHOLE |
| | PROPERTY LINE | | EXIST. ASPHALT PAVING |
| | PROPERTY LINE (ADJACENT) | | EXIST. CONCRETE |
| | EXIST. EASEMENT LINE | | PROPOSED LIGHT DUTY ASPHALT |
| | EXIST. UNDERGROUND ELECTRIC LINE | | PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH) |
| | EXIST. WATER LINE | | PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH) |
| | EXIST. SANITARY SEWER LINE | | EXIST. 1 FOOT CONTOUR |
| | EXIST. GAS LINE | | EXIST. 5 FOOT CONTOUR |
| | EXIST. WROUGHT IRON FENCE LINE | | EXIST. GRADE SPOT ELEVATION |
| | EXIST. CHAINLINK FENCE LINE | | PROPOSED 1 FOOT CONTOUR |
| | EXIST. PIPE | | PROPOSED 5 FOOT CONTOUR |
| | PROPOSED EASEMENT LINE | | FINISHED GRADE ELEVATION (TOP OF CURB) |
| | PROPOSED SETBACK LINE | | FINISHED GRADE ELEVATION |
| | PROPOSED 12\"/> | | DRAINAGE DIRECTION |
| | EXIST. ELECTRICAL VAULT | | PROPOSED RIP RAP W/ FILTER BLANKET |
| | EXIST. LIGHT POLE | | |
| | EXIST. ELECTRICAL METER | | |
| | EXIST. ELECTRICAL BOX | | |
| | EXIST. TELEPHONE PEDISTAL | | |
| | EXIST. WATER METER | | |
| | EXIST. WATER METER | | |

NOTES TO CONTRACTOR:

1. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
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4. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
5. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDERS.

DRAINAGE NOTE:

1. MANHOLE STEPS SHALL BE PROVIDED FOR ALL STRUCTURES OVER 4' DEEP.
2. FOR ALL CURB INLETS, THE THROAT ELEVATION CALLED OUT ON THE PLANS IS THE ACTUAL GUTTER FLOW LINE ELEVATION.

SURVEY PROVIDED BY:

SMITH CLARK ASSOCIATES
Land Surveyors
Physical Address: 11111 U.S. Hwy. 90, Suite 100, Fort Worth, TX 76133
Mailing Address: P.O. Box 7482, Fort Worth, TX 76167
Phone: (817) 626-3443
Fax: (817) 626-3444

BENCHMARK INFORMATION:

- TBM #1 - CAPPED REBAR
ELEV = 33.63'

JADE CONSULTING

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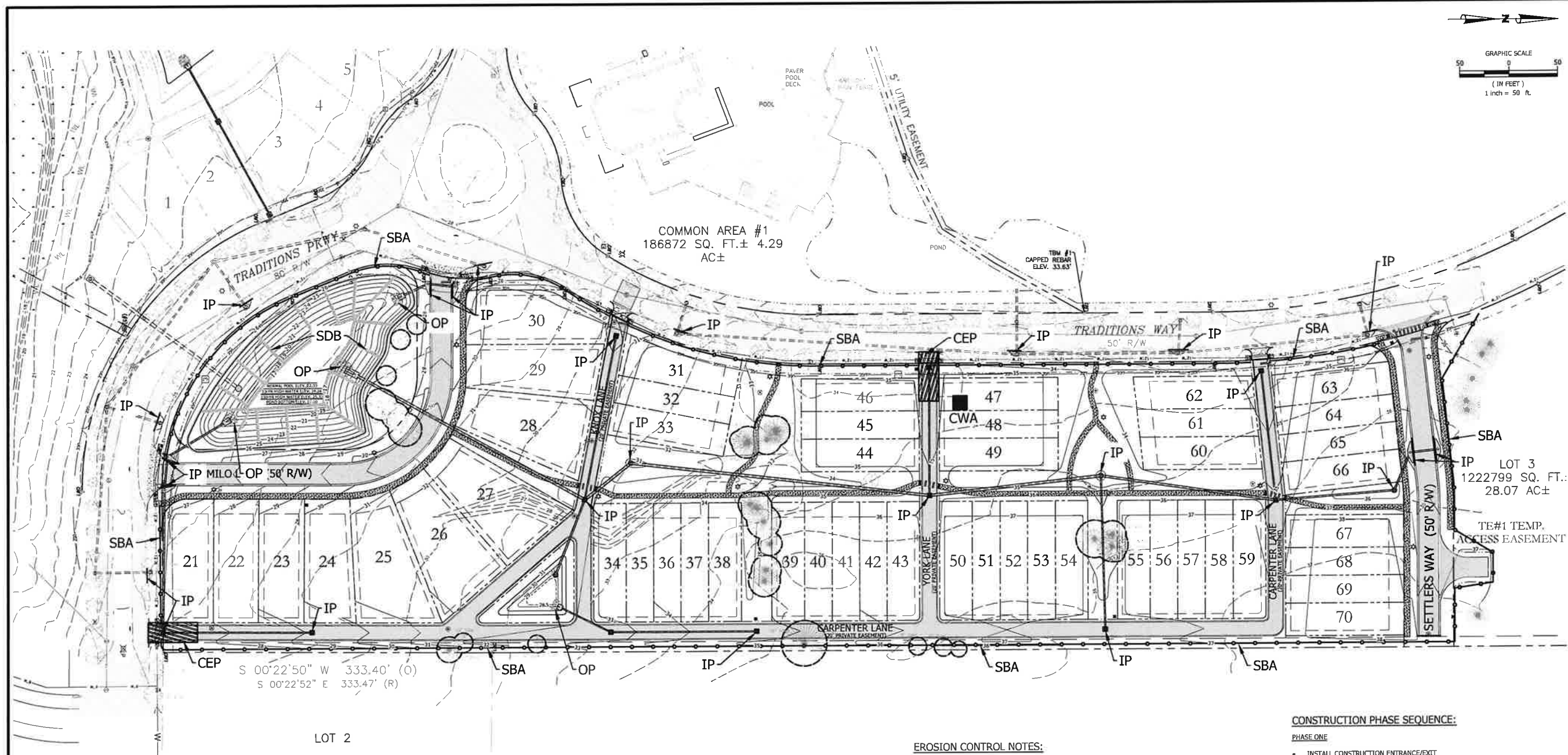
1/17/22

PROFESSIONAL
LAND SURVEYOR
C. J. JENNIFER

NO.	REVISION	DATE	APPR.	CITY COMMENTS	
1.		1/17/22			

GRADING AND DRAINAGE PLAN
COLONIAL TRADITIONS - PHASE 2
DILLWORTH DEVELOPMENT, INC.

JOB NO: 1769.20
SCALE: 1" = 50'
DATE: JAN 2022
DRAFTER: WMG
SHEET: C8.0



EROSION CONTROL LEGEND

- IP - INLET PROTECTION
- OP - OUTLET PROTECTION
- CWA - CONCRETE WASHOUT AREA
- SBA - SEDIMENT BARRIER (SILT FENCE, TYPE A)
- SDB - STORMWATER BASIN
- CEP - CONSTRUCTION EXIT PAD
- SS - SOLID SOD/SEED AND MULCH
ALL AREAS REQD TO BE PROPERLY STABILIZED
- OP - RIP RAP OUTLET PROTECTION

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST ADEN STANDARDS.
2. ALL AREAS LEFT UNATTENDED FOR LONGER THAN 13 DAYS SHALL BE COVERED WITH SEASONAL TEMPORARY SEEDING AND MULCHING.
3. ALL SLOPES SHALL BE TRACKED PERPENDICULAR TO THE SLOPE.
4. NO WORK SHALL COMMENCE UNTIL ALL APPLICABLE EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED BY THE PROJECT ENGINEER, AND APPROVED.
5. STORMWATER DETENTION POND OR SEDIMENT BASIN SHALL BE CONSTRUCTED, INSPECTED, AND APPROVED PRIOR TO WORK ON ANY OTHER TASK, UNLESS OTHERWISE APPROVED BY THE PROJECT ENGINEER.
6. ALL DISTURBED AREAS WILL BE PROPERLY STABILIZED. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLAN FOR FINAL PLANTING REQUIREMENTS.
7. 4" MIN TOPSOIL TO BE SPREAD ACROSS DISTURBED SURFACES ONCE FINAL GRADING HAS BEEN ESTABLISHED. CONTRACTOR TO PROVIDE SEED/SOD AS PER EROSION CONTROL PLAN AND STABILIZE DISTURBED AREAS PER ADEM REQUIREMENTS.
8. BMP'S SHALL BE CLEANED OUT WHEN THEY REACH 1/2 FULL.
9. INACTIVE PROJECTS (MORE THAN 7 DAYS) SHALL BE MULCHED IF INACTIVE FOR LESS THAN 60 DAYS. IF PROJECT TO REMAIN INACTIVE FOR MORE THAN 60 DAYS, PROJECT SHALL BE SEEDED AND MULCHED.

SITE CONSTRUCTION DEBRIS DISPOSAL NOTE:

A DUMPSTER OF SUITABLE SIZE SHALL BE ON-SITE DURING ALL PHASES OF CONSTRUCTION ACTIVITIES AND EMPTIED AT A SUITABLE PERMITTED DISPOSAL SITE AND REPLACED AS NEEDED THROUGHOUT THE DURATION OF THE PROJECT. ALL DISPOSAL SHALL MEET ALL LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.

RAINFALL INSPECTION NOTE:

ALL EROSION CONTROLS SHALL BE INSPECTED BY A QUALIFIED PERSON WITHIN 24 HOURS OF A RAINFALL EVENT OF 3/4 INCH OR GREATER AND REPAIRED AS NEEDED.

CONSTRUCTION PHASE SEQUENCE:

PHASE ONE

- INSTALL CONSTRUCTION ENTRANCE/EXIT
- CLEAR AREA REQUIRED FOR SILT FENCE PLACEMENT
- INSTALL SILT FENCE (SBA)

PHASE TWO

- CONSTRUCT AND STABILIZE WATER QUALITY PONDS/SEDIMENT BASINS
- WATTLES, INLET, AND OUTLET PROTECTION TO BE INSTALLED

PHASE THREE

- DEMOLITION AND REMOVAL OF DEMO DEBRIS
- CLEAR/GRUB REMAINING SITE AREAS

PHASE FOUR

- INSTALL STORM DRAINAGE MEASURES
- GRADE SITE TO ROUGH GRADES

PHASE FIVE

- CONSTRUCT UTILITIES (WATER, SEWER)

PHASE SIX

- CONSTRUCT ROADS (PAVING, CURB AND GUTTER, SIDEWALKS)

PHASE SEVEN

- STABILIZE DISTURBED AREAS WITH SOLID SOD/SEED MULCH
- INSTALL PERMANENT LANDSCAPING

PHASE EIGHT

- REMOVE CAPTURED SEDIMENT FROM BMP AREAS AND CONVERT TO PERMANENT FUNCTIONING STRUCTURES
- REMOVE BMP MEASURES

PHASE NINE

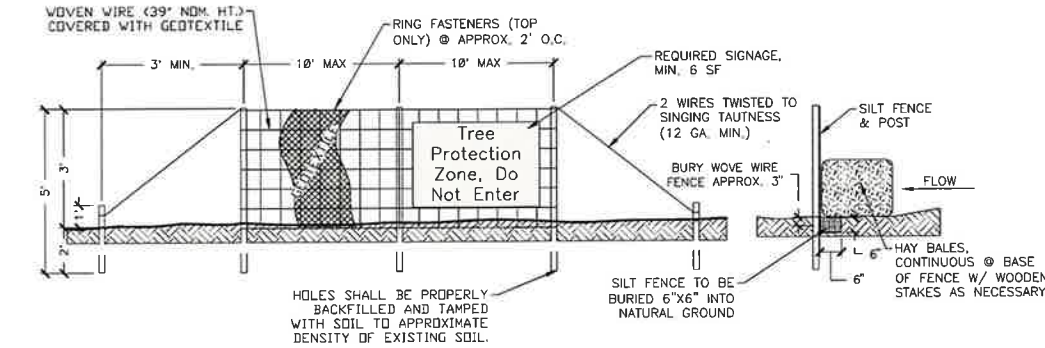
- REMOVE SILT FENCE
- PROJECT COMPLETE, FINAL INSPECTION, FILE NOTICE OF TERMINATION



NO.	REVISION	DATE	APPR.
1.		1/17/22	

**EROSION CONTROL PLAN
COLONIAL TRADITIONS - PHASE 2
DILWORTH DEVELOPMENT, INC.**

JOB NO: 1769.20
SCALE: 1" = 50'
DATE: JAN 2022
DRAFTER: WMG
SHEET:



- NOTES**
- FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION. FENCING TYPE SHALL BE SILT FENCE & HAY BALES. NO ENTRY, STORAGE, TEMPORARY PARKING, OR DISTURBANCE IS ALLOWED WITHIN THE PROTECTED AREA.
 - THE FENCE SHALL BE ERECTED W/ A MIN. DISTANCE OF 20' FROM THE TRUNKS OF HERITAGE TREES & 10' FROM ALL OTHER RETAINED TREES. IF INSTALLING UNDERGROUND UTILITIES NEAR TREE ROOTS BECOMES A HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER TREE ROOTS.
 - ALL ROOTS TO BE REMOVED DURING SITE CLEARING &/OR CONSTRUCTION SHALL BE SEVERED CLEANLY AT THE PERIMETER OF THE PROTECTED RADIUS.
 - FOOTERS FOR WALLS SHALL END AT THE POINT WHERE LARGE ROOTS ARE ENCOUNTERED, AND THE ROOTS SHALL BE BRIDGED. POST HOLES AND TRENCHES LOCATED CLOSE TO RETAINED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
 - FENCING CANNOT BE REMOVED UNTIL LAND ALTERATION, SITE CLEARING, AND CONSTRUCTION ACTIVITIES ARE COMPLETE. TREE PROTECTION SIGNAGE TO BE A MINIMUM OF 6 SQUARE FEET READING "Tree Protection Zone, Do Not Enter"
 -

TABLE 12-1 PRESERVED TREE SCHEDULE

DBH of Preserved Tree	Max. No. of Tree Credits that may be Earned per Tree
36 inches or greater	7
30 - 35 inches	6
26-29 inches	5
20-25 inches	4
13 - 19 inches	3
8 - 12 inches	2
2-7 inches	1

PROTECTED TREES TO BE REMOVED OUTSIDE OF IMPROVEMENT AREA

SPECIES	DBH	QTY	TOTAL DBH
OAK	8"	2	16"
OAK	9"	1	9"
PINE TREE	12"	1	12"
PINE TREE	15"	3	45"
PINE TREE	16"	2	32"
TOTAL:		8	77"

TREE REPLACEMENT CALCULATIONS

TREES REQUIRED	CAL	TOTAL DBH	TREES
TREE CREDITS EARNED	3"	77"	26
TOTAL REPLACEMENT TREES TO BE PLANTED:			0

ALL REPLACEMENT TREES SHALL BE 12" HT. WITH A 3" CAL.

PROTECTED TREES TO BE PRESERVED

SPECIES	DBH	QTY	TOTAL DBH	TREE CREDITS
OAK	6"	1	6	1
OAK	7"	1	7	1
OAK	8"	3	24	6
OAK	9"	4	36	8
OAK	10"	4	40	8
OAK	11"	1	11	2
OAK	14"	1	14	3
OAK	16"	1	16	3
OAK	17"	1	17	3
MAGNOLIA	17"	1	17	3
PINE TREE	12"	2	24	4
PINE TREE	13"	1	13	3
PINE TREE	14"	3	42	9
PINE TREE	15"	5	75	15
PINE TREE	16"	2	32	6
PINE TREE	17"	1	17	3
PINE TREE	19"	1	19	3
PINE TREE	23"	1	23	4
TOTAL:		34	433	85

2 TREE PROTECTION FENCE - GULF SHORES
1/2" = 1'-0"

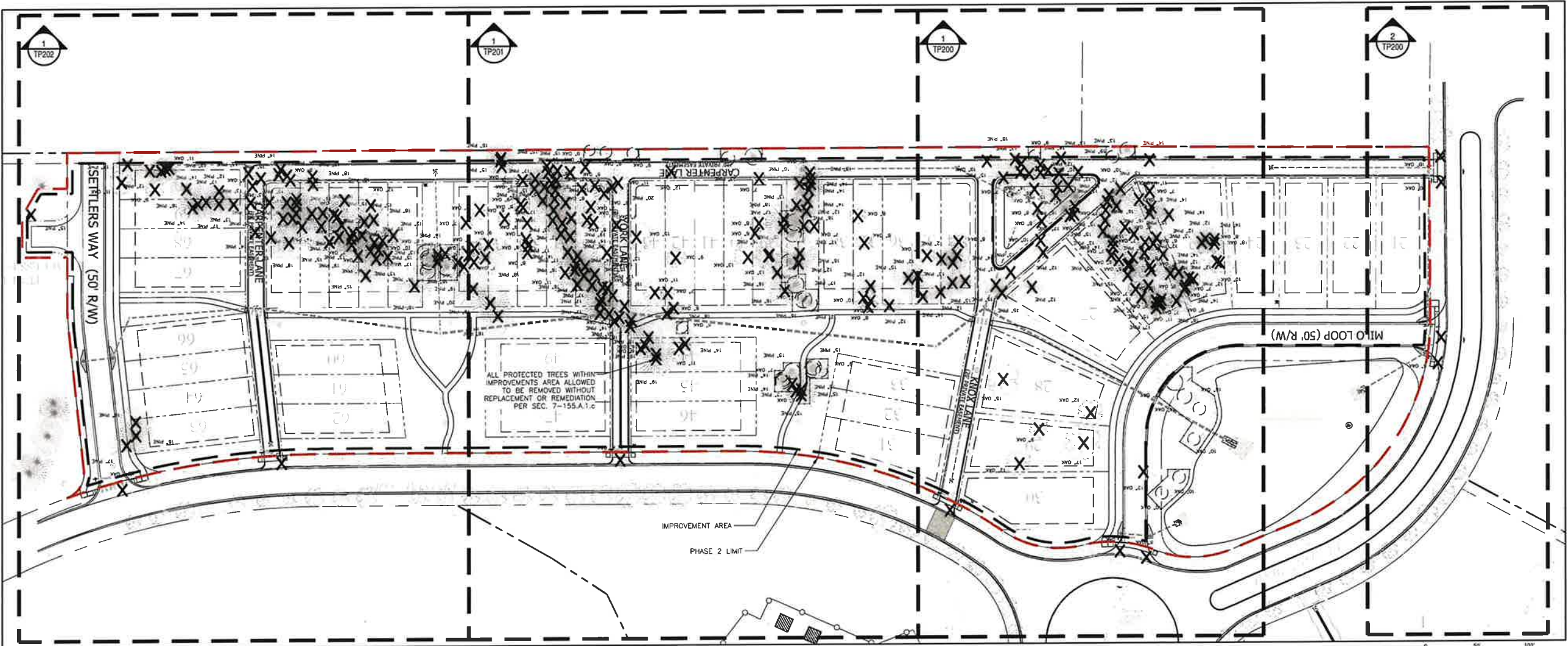
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- TREE PROTECTION LEGEND**
- ✕ PINE TREES TO BE REMOVED
 - ✕ OAK TREES TO BE REMOVED
 - MAGNOLIA TO BE PRESERVED
 - PINE TREES TO BE PRESERVED
 - OAK TREES TO BE PRESERVED
 - TREE PROTECTION ZONE
 - TREE PROTECTION FENCE

TREE PROTECTION NOTES

TREES SHOWN TO BE REMOVED ON THE PROPOSED LOT ARE NOT INCLUDED IN TREE REMOVAL CALCULATIONS. ALL TREES SHOWN TO BE REMOVED WHICH ARE IMPACTED BY PROPOSED INFRASTRUCTURE OR SHOWN OUTSIDE OF THE PROPOSED LOT ARE INCLUDED IN TREE REMOVAL CALCULATIONS.

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Dig Safely. **Alabama 1 Call**



1 TREE PROTECTION PLAN
Scale: 1" = 50'

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M: 251-948-4053
J: 251-948-4053
J: 251-948-4053
Pensacola, Florida
P: 850-233-4262
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A Landscape Development Plan for
Traditions Phase 2
Gulf Shores, Alabama

Revisions

No.	Date	Revisions / Submissions
	11.29.21	PERMIT SUBMITTAL
	01.07.22	PERMIT RESUBMITTAL

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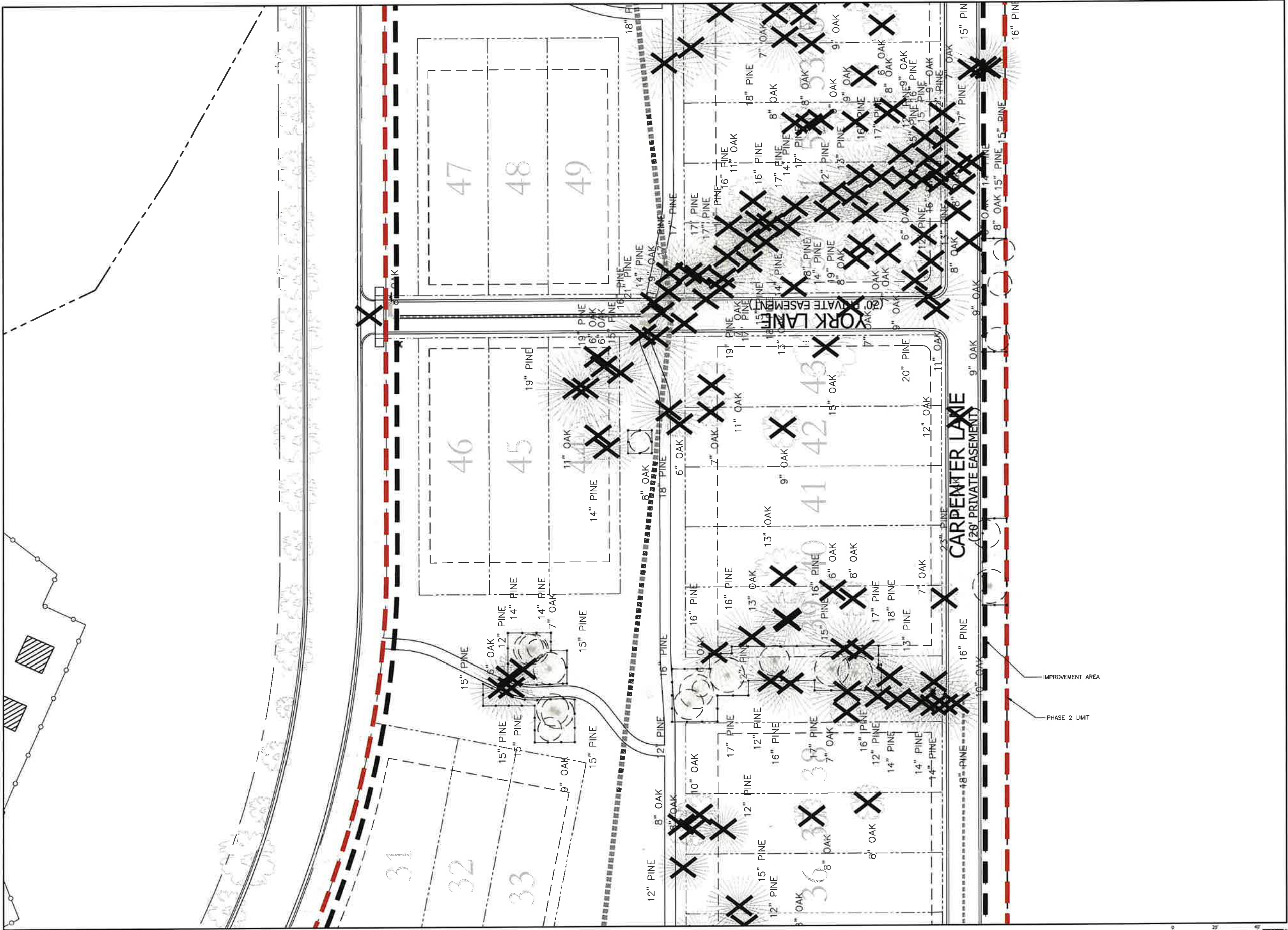
YJ
Drawn
DM
Project Manager
LCW
Principal
213354-004
Project No.
11.22.21
Date

Registration
STATE OF ALABAMA
Lester Chad
REGISTERED LANDSCAPE ARCHITECT
NUMBER
518

Sheet Title

TREE PROTECTION PLAN

Sheet No.
TP100



1 TREE PROTECTION PLAN ENLARGEMENT
Scale: 1" = 20'



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A Landscape Development Plan for
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Gulf Shores, Alabama

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YJ
Drawn

DM
Project Manager

CW
Principal

213354-004
Project No.

11.22.21
Date

Registration

STATE OF ALABAMA

REGISTERED LANDSCAPE ARCHITECT

NUMBER 518

TREE PROTECTION
PLAN
ENLARGEMENT

Sheet No.
TP201



1 TREE PROTECTION PLAN ENLARGEMENT
Scale: 1" = 20'



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YJ _____
Drawn

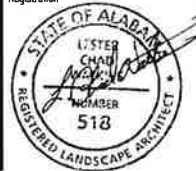
DM _____
Project Manager

CW _____
Principal

213354-004
Project No.

11.22.21
Date








Registration



Sheet Title

TREE PROTECTION
PLAN
ENLARGEMENT

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	
	LN	13	LAGERSTROEMIA INDICA 'NATCHEZ' / 'NATCHEZ' CRAPE MYRTLE STANDARD TRUNK, FULL HEAD	30 GAL	1.5" CAL	8'	
	QV	44	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL HEAD, SPECIMEN QUALITY	30 GAL	3" CAL	12'	
	TD	35	TAXODIUM DISTICHUM / BALD CYPRESS FULL HEAD, SPECIMEN QUALITY	30 GAL	3" CAL	12'	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	W	SPACING
	IN	141	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL			36" o.c.
	MS4	119	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	3 GAL			42" o.c.
	SB	117	VIBURNUM ODORATISSIMUM / SWEET VIBURNUM	3 GAL			48" o.c.
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT		
	SOD	93,657 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOD			

STREET FRONTAGE REQUIREMENTS (12-1.D)

AL-59
1 tree per 25 LF ROW @ 1256.0 LF = 50.24 trees
Total Frontage Trees Required: 50 trees
* Total Frontage Trees Provided: 41 trees
6 shrubs per 20 LF ROW @ 1256.0 LF = 376.80 shrubs
Total Frontage Shrubs Required: 377 shrubs
Total Frontage Shrubs Provided: 377 shrubs

RETENTION/DETENTION LANDSCAPE REQUIREMENTS (Section 6-6 C-6)

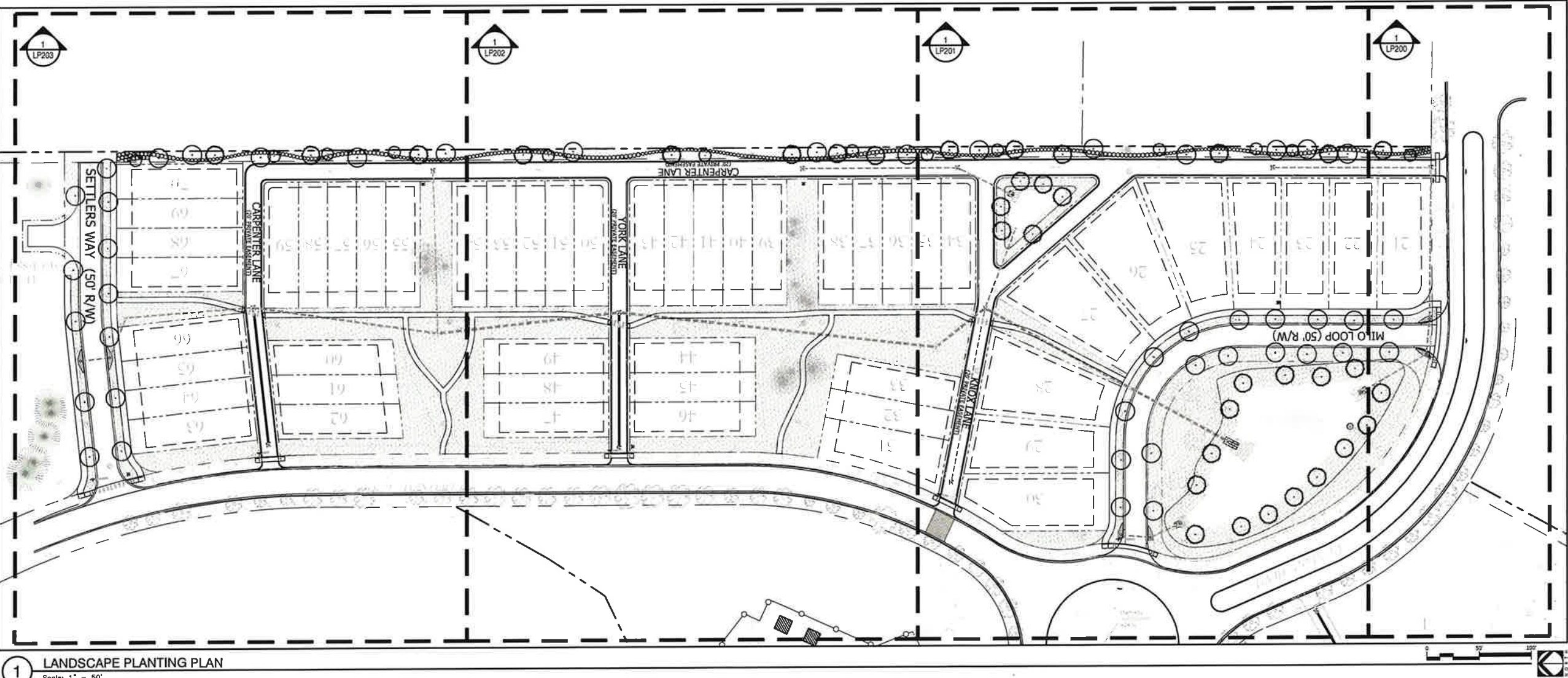
3 trees per 100 LF @ 698.0 LF = 20.94 trees
Total Perimeter Trees Required: 21 trees
Total Perimeter Trees Provided: 21 trees

* Existing preserved trees account as provided trees.

800-292-8525
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Alabama 1 Call

IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL HAVE
AN AUTOMATIC, UNDERGROUND
IRRIGATION SYSTEM THAT SHALL
PROVIDE 100% HEAD-TO-HEAD
COVERAGE.



1 LANDSCAPE PLANTING PLAN
Scale: 1" = 50'

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Date

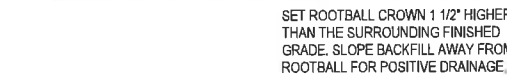


Sheet Title

LANDSCAPE
PLANTING PLAN

Sheet No.

LP100



GENERAL CONDITIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE MATERIAL SHALL BE STORED IN AN APPROPRIATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.

CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS AFTER THE DATE OF PLANTING.

THE QUALITY OF THE LANDSCAPE SHALL BE DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT. ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.

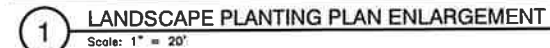
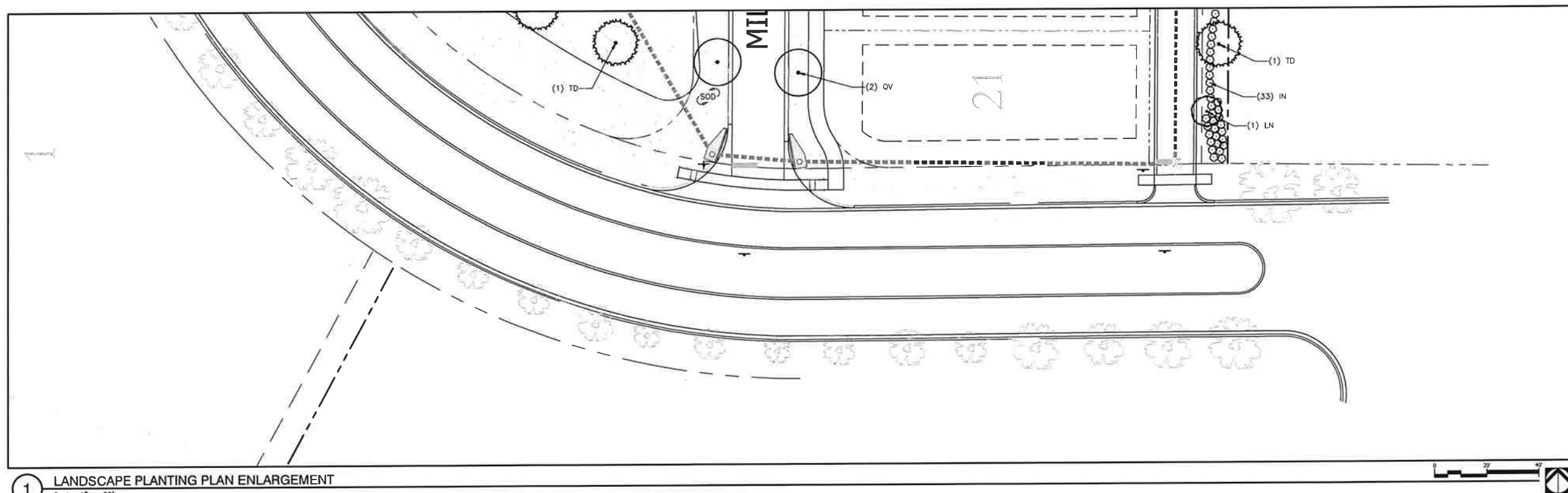
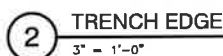
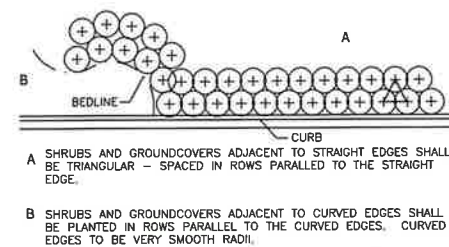
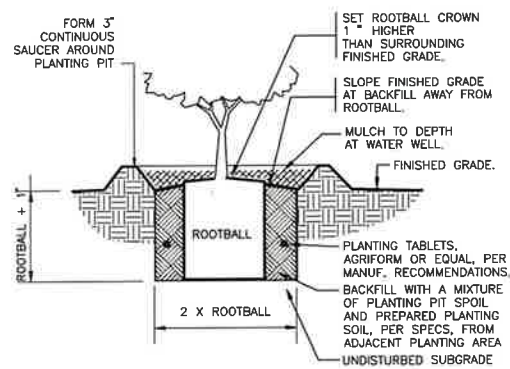
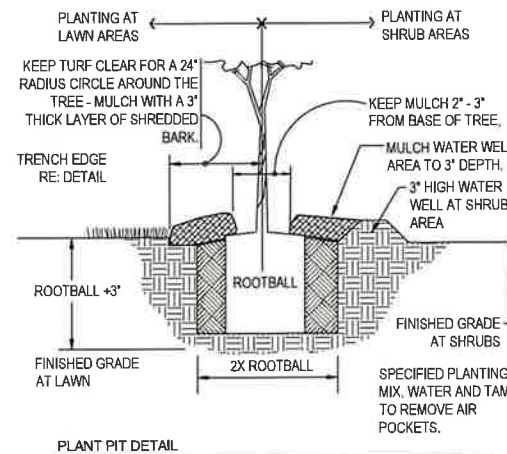
LANDSCAPE AREA SOIL PREPARATION

- PLANTING SOIL SHALL BE CREATED BY AMENDING TOPSOIL WITH THE ADDITION OF COMPOST. COMPOST TYPE SHALL BE MURDOOM COMPOST OR OTHER COMPOSED PINE BARK. COMPOST SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SO D AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES ABOVE SO D AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS REQUIRED PER SOIL TEST (IF REQUESTED BY OWNER).
- RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
- REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WATER THOROUGHLY AFTER PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANNING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

- PLANT MATERIALS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR. PLANT QUANTITIES ARE NOT ASSURED. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT ANY TIME.
- PLANTS SHALL BE GROWN IN A HEALTHY, ROBUST, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERMEN, INC.
- UNLESS NOTED OTHERWISE, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND THE CURB OR SIDEWALKS OR WALKS AND A MINIMUM OF 12" BACK OF CURB OR SIDEWALK SPACES.
- NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
- ALL PLANTING AREAS, DRIVEWAYS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:

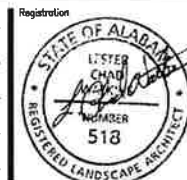
☐ 3" DEPTH PINE BARK
☐ 4" DEPTH SHREDDED HARDWOOD MULCH
☒ 3" DEPTH LONG LEAF PINESTRAW, SETTLED

- TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
- TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
- ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

[illegible]

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YJ
Drawn
DM
Project Manager
CW
Principal
213354-004
Project No.
11.22.21
Date



Sheet Title

LANDSCAPE
PLANTING PLAN
ENLARGEMENT

Sheet No. _____

LP200